

4.0 ALTERNATIVES & DESIGN EVOLUTION

Introduction

4.1 Under the EIA Regulations (Part 5 Section 17(3)(d)) an ES is required to provide:

"a description of the reasonable alternatives studied by the applicant or appellant, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the significant effects of the development on the environment".

4.2 This chapter of the ES identifies the main alternatives to the Development which have been considered by the Applicants and describes the main reasons for the choices made.

Alternatives

4.3 Alternative options typically comprise:

- The 'do nothing' alternative, where the Development is not progressed;
- Consideration of Alternative Locations or Uses; and
- Consideration of Alternative Designs.

The 'Do Nothing' Alternative and Alternative Sites

4.4 The 'do nothing' alternative means leaving the Site in its current use as a greenfield land. Neither the do-nothing option nor alternative sites were considered by the Appellants as they can deliver housing on this Site.

Alternative Designs

4.5 The design principles for the Development were established based on contextual analysis of the Site and surrounding area, and considered the vegetation, landform, ecology, drainage, connectivity and built form. As a result, five key design concepts have been embedded into the layout and comprise:

- Retention and protection of existing landscape features;
- Provision of landscape buffers and boundary treatments;
- Improvement in recreational value/pedestrian network;
- Delivery of a strategic north-south link road; and
- Definition of development blocks and provision of internal access.

- 4.6 These concepts formed the basis of the masterplan which has been adapted into a Parameter Plan for the purposes of this assessment. The Site constraints were clearly established from the outset and working with the key design concepts identified above, no alternatives were identified that need to be considered in this ES.